

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2003:

Present

Vote

James S. Burgett, Chairman
Thomas G. Shepperd, Jr., Vice Chairman
Walter C. Zaremba
Sheila S. Noll
Donald E. Wiggins

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE AN APPLICATION FOR A SPECIAL USE PERMIT TO AUTHORIZE A REAL ESTATE OFFICE AS A HOME OCCUPATION WITHIN AN EXISTING SINGLE-FAMILY DETACHED RESIDENCE LOCATED AT 218 RYANS WAY.

WHEREAS, Deanna and Dwight Newingham have submitted Application No. UP-611-03, pursuant to Section 24.1-306 (Category 3, No. 2) of the York County Zoning Ordinance, to authorize a real estate office as a home occupation within a single-family detached dwelling located at 218 Ryans Way and further identified as Assessor's Parcel No. 30-77-1; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application in accordance with applicable procedure; and

WHEREAS, the Board has given careful consideration to the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____ 2003, that Application No. UP-611-03 be, and it is hereby, approved to authorize a Special Use Permit pursuant to Section 24.1-306 (Category 3, No. 2) of the York County Zoning Ordinance, subject to the following conditions:

1. This use permit shall authorize the establishment of a real estate office as a home occupation in an existing single-family detached structure located at 218 Ryans Way and further identified as Assessor's Parcel No. 30-77-1.
2. This use permit shall authorize the employment of no more than one (1) non-resident.
3. The real estate office shall not exceed 500 square feet in area.
4. The hours of operation for the real estate office shall be from 9:00 a.m. to 5:00 p.m., Monday through Friday.
5. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
6. This home occupation shall be developed and operated in accordance with the standards set forth in Section 24.1-281, General requirements for home occupations, and Section 24.1-283, Home occupations permitted by special use permit, of the York County Zoning Ordinance.
7. The applicant is permitted to have one (1) non-resident employee for a period of two (2) years from the date of issuance. Nothing herein shall be construed to prevent the operator of the home occupation from renewing the permit to reflect the continued service of one (1) non-resident employee.
8. Street address numbers, not less than three inches (3") in height and of a durable and clearly visible material, shall be placed conspicuously on the existing wooden pole at the end of the applicant's driveway and shall contain numbers of a contrasting color to the background on which they are mounted.